



**Zoning Board of Appeals Agenda**  
**Tuesday, October 18, 2016**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7163**

**Minutes on Website:** <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

**ZBA 025-16**

Applicant  
Ward 12

**2816 North Main Street**

Attorney James Rodriguez for AW Bennett Enterprises, Inc  
**Special Use Permit** for a Planned Unit Development for a Mixed-Use Development consisting of two fast food restaurants with drive-throughs, one light retail/commercial building, and three (3) eighty-unit, four story residential buildings including site, parking, and landscaping plans with deviations from the regulations in a I-1, Light Industrial Zoning District  
**Laid Over from September meeting**

**ZBA 027-16**

Applicant  
Ward 14

**805 Phelps Avenue**

Dennis & Jill Trowbridge  
**Variation** to increase the maximum allowable square footage for an accessory structure (detached garages) from 1,395 square feet to 2,414 square feet in an R-1, Single-family Zoning District

The Application for **ZBA 028-16** was Withdrawn prior to publication

**ZBA 029-16**

Applicant  
Ward 11

**424 7<sup>th</sup> Street**

Children's Home & Aid  
**Special Use Permit** for an office space for agency personnel and housing for a crisis nursery on the rear half of the first floor in a C-4, Urban Mixed-Use District

**ZBA 030-16**

Applicant  
Ward 12

**3211 North Main Street**

Attorney James Rodriguez for John Voulgaris  
**Variation** to reduce the required 20 feet wide frontage landscaping to 10 feet wide in a C-2, Limited Commercial Zoning District